

Mary Lou Terrien

From: Fred Shadko <fshadko@twp.northville.mi.us>
Sent: Tuesday, February 23, 2016 3:48 PM
To: Mary Lou Terrien
Cc: Kurt Heise
Subject: Comments on HB 5232

Good afternoon,

I have reviewed the revised bill 5232 and my comments follow below. They refer to the page and line numbers from the revised bill. Please enter my comments into the record. I do plan to attend the meeting on Wednesday.

Thank you,

Fred Shadko, P.E.
Northville Township Trustee

1. Page 1 line 4 and Page 2 line 19. Replacing the department of history, arts and libraries with the Michigan State Housing Development Authority turns the entire historic preservation intent upside down. Putting developers in charge of preservation is like putting the fox in charge of the hen house.
2. Page 3 line 26. What is the intent of this change?
3. Page 5 lines 3 - 8. A 2/3 supermajority (instead of simple majority required today) is onerous. No other vote in local government including Planning and Zoning, require a supermajority. Requiring precise boundaries to be established before performing the investigation creates additional work, since the research on the properties may find an extension or reduction of the boundaries is desirable. As these proposed changes are written, the whole thing has to start over with boundaries redefined.
4. Page 5 line 20, the construction/development member must live in the local unit in which the proposed historic district is being proposed.
5. Page 6 line 26, there is no purpose in sending this to the State Housing Development Authority and depriving the department of history, arts and libraries of the information.
6. Page 7 line 20, The HDC is best qualified to draft the proposed ordinance. Do not change SHALL to MAY.
7. Page 7 line 27, requiring a super majority of the elected body to approve the creation of the HDC singles out this process for especially difficult conditions. Decisions on planning and zoning matters require only a simple majority, and arguably affect property owner's rights even more substantially.
8. Page 8, line 8 - do not change majority of district property owners to super majority.
9. Pages 9 - 10, item (2): The State Historic Preservation Office is better qualified to make these decisions than the local unit's legislative body.
10. Page 10, lines 6 - 8. The standards of the U. S. Department of the Interior need to be the standard. The commission already has some discretion to consider local conditions. This provides sufficient flexibility.
11. Page 10, lines 24 - 25. The commission already has some discretion to consider local conditions. This provides sufficient flexibility. Mandating consideration of costs is overkill.
12. Page 13, line 17. The commission is better qualified than the legislative body to make these judgements.
13. Page 15, line 4. The commission is better qualified than the legislative body to make these judgements.

14. Page 15, line 14. The state housing development authority is ill equipped to assist in this process.
15. Page 15, line 27. The commission is better qualified than the legislative body to make these judgements.
16. Pages 16 - 17. Supermajority is not required anywhere else in local government rules. This is burdensome.
17. Pages 16 - 17. The creation of an exploratory committee should reside with the commission, which is best qualified to determine its makeup.
18. Page 18 line 20. requiring a supermajority sets a new standard for local government process. It is unreasonable.